

EXHIBIT A - FINDINGS
DRC2015-00042 Taylor

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because it involves the construction of a guesthouse and garage, on an existing lot, within an urbanized area and will not require the removal of native trees or vegetation. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from proposed project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because it is an addition to an existing single-family residence, which is an allowed use, and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the construction of a guesthouse with garage does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the construction of a guesthouse with garage is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Burton Drive, a local road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Sensitive Resource Area

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed addition is located on a previously disturbed area and will not impact any sensitive habitat area.
- I. As designed, natural features and topography have been considered in the design and siting of all proposed physical improvements.

- J. The proposed clearing of topsoil and trees is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation, and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.

Archeological Sensitive Area

- L. The proposed project is located in a designated archaeologically sensitive area. However, the site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the proposed deck additions are in a previously disturbed area of the site lacking native ground cover. In the event archaeological resources are discovered during the site disturbing activities, the contractor would be required to cease construction and the site would be studied by an archeologist before construction activities could resume.

Environmentally Sensitive Habitat

- M. There will be no significant negative impact on the identified sensitive habitat, and the proposed use will be consistent with the biological continuance of the habitat as the project has been designed to avoid impacts to the maximum extent feasible. The project does not require the removal of native trees or vegetation.
- N. The proposed use will not significantly disrupt the habitat, as the property is located within an existing urban developed neighborhood.

Residential Multi-Family

- O. To maintain affordable housing opportunities, single family dwellings are not allowed on lots that meet the minimum site area for multiple family dwellings, as set forth in CZLUO Section 23.04.044. This project is a detached addition to an existing single-family residence on an existing parcel. The project is not proposing a new residence, and therefore is in compliance with this finding.